



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2530 3 Avenue NW
Calgary, Alberta

MLS # A2326563



\$699,900

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,694 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage		

Inclusions: none

Welcome to this beautifully appointed semi detached home in the heart of West Hillhurst, one of Calgary's most sought after inner city communities. Offering around 2500 square feet of developed living space, this home combines quality craftsmanship, generous room sizes, and an exceptional location just minutes from downtown. The bright and open main floor features rich hardwood flooring, a chef inspired kitchen with granite countertops, stainless steel appliances, a large centre island, and extensive cabinetry. The spacious living room is anchored by a gas fireplace with custom built in shelving, while the living room opens onto the rear deck and private backyard, making it ideal for both everyday living and entertaining. Upstairs, the spacious primary retreat offers a walk in closet and a luxurious five piece ensuite complete with dual vanities, a soaker tub, and a separate tiled shower. Two additional bedrooms, a full bathroom, and convenient upper level laundry complete the second floor. The fully finished basement provides outstanding flexibility with a large recreation room featuring extensive built in shelving, a fourth bedroom with a walk in closet, and a full bathroom, making it perfect for guests, a home office, or a growing family. Located on a quiet tree lined street in West Hillhurst, you'll enjoy quick access to downtown, the Bow River pathway system, Kensington, Foothills Medical Centre, the University of Calgary, excellent schools, parks, and some of Calgary's best local restaurants and cafes. This is a fantastic opportunity to enjoy inner city living in one of Calgary's most established and desirable neighbourhoods.